

CITY COUNCIL
CITY OF WICHITA
KANSAS

City Council Meeting
January 11, 2000, 9:00 A.M.

City Hall
455 North Main

ORDER OF BUSINESS

- Call to Order
- Invocation – Kevin Clark, Layperson, Inter-faith Ministries
- Pledge of Allegiance
- Approve the minutes of the previous meeting

AWARDS AND PRESENTATIONS

- Youth Community Service Awards – Wichita’s Promise
- Proclamations

NEW BUSINESS

1. Kellogg/Woodlawn Interchange. (District II)

Alternatives are proposed to address business owner concerns regarding the one-way frontage road system and lack of access to Armour Road from the Kellogg Freeway.

RECOMMENDED ACTION: Select concept Alternatives One and Four;
approve the Supplemental Agreement and
authorize the necessary signatures; and
approve first reading of the Ordinance.

2. Public Hearing and Issuance of Industrial Revenue Bonds - The Quarters at Cambridge. (District II)

The Quarters at Cambridge is requesting issuance of Industrial Revenue Bonds in the amount of \$11,521,000.

RECOMMENDED ACTION: Close the Public Hearing; approve first reading
of the Ordinance; and authorize the necessary
signatures.

3. Petition for Water Distribution System to Serve an Area Along Waco/Minnie Avenue, South of 55th Street South.
(District IV)

The Petition represents 41 of 67 (61.2 percent) of the owners and 57 percent of the improvement district.

RECOMMENDED ACTION: Approve the Petition; adopt the Resolution;
and authorize the Staff Screening and Selection
Committee to select a design engineer.

4. Petition for Water Distribution System to Serve an Area South of 55th Street South, East of Seneca.
(District IV)

The Petition represents 7 of 11 (63.6 percent) of the owners and 62.3 percent of the improvement district area.

RECOMMENDED ACTION: Approve the Petition; adopt the Resolution; and
authorize the Staff Screening and Selection
Committee to select a design engineer.

5. Petition to Pave Edwards from 25th Street North to 26th Street North. (District VI)

The Petition represents 9 of 15 (60 percent) of the resident owners and 55.3 percent of the improvement district area.

RECOMMENDED ACTION: Approve the Petition; adopt the Resolution; and
authorize the Staff Screening and Selection
Committee to select a design engineer.

6. Public Hearing and Tax Exemption Request - Contemporary Communications, Inc. (District I)

CCI is requesting approval of a five-year 100 percent Economic Development Tax Exemption on new manufacturing equipment, in conjunction with an expansion project.

RECOMMENDED ACTION: Close the Public Hearing; and approve the tax
exemption and first reading of the Ordinance.

7. HUD Consolidated Plan - Substantial Amendment.

A substantial amendment to the HUD Consolidated Plan is required for use of unexpended CDBG funds for two environmental health inspectors for the Health Department (City Council approved on December 7, 1999).

RECOMMENDED ACTION: Close the public hearing and approve the
amendment.

8. Ordinance Changes to the City of Wichita Electrical Code (Title 19) Permit Fee Increases.

Revisions to the minimum electrical permit fee table (Section 19.08.150 of the City Code) are proposed.

RECOMMENDED ACTION: Approve first reading of the Ordinance.

9. Official Signature of Documents.

The proposed Ordinance would permit delegation of the authority to sign specific documents.

RECOMMENDED ACTION: Approve first reading of the Ordinance.

10. Sale of Surplus Property Located at the Southwest Corner of Hillside and Lewis. (District II)

The purchaser intends to develop the site, along with adjacent land also owned by the purchaser, with high-end mini-warehouses.

RECOMMENDED ACTION: Approve the sale and Contracts; authorize the necessary signatures.

(11:30 a.m.)

11. General Obligation Temporary Note Sale (Series 200) and General Obligation Bond Sale (Series 758 and 759).

The City is offering for sale one series of General Obligation Temporary Notes totaling \$33,300,000 and two series of General Obligation Bonds totaling \$12,775,000 for the purpose of providing temporary and permanent financing for authorized capital improvement projects of the City.

RECOMMENDED ACTION: Direct opening and reading of bids; award sale of the Bonds and Notes; approve the Declaration of Emergency and adopt the Ordinance on first reading; and authorize the necessary signatures

(7:00 p.m.)

12. A 99-36 - Public Hearing - the City of Wichita seeks annexation of Eligible Properties Generally Located South of 45th Street North, and West of Webb Road to the City of Wichita, Kansas.

The City Council adopted a Resolution that established January 11, 2000, at 7:00 p.m., at the HeartSpring Conference Center, 8700 East 29th Street North, as the time and place for a public hearing to consider the annexation.

RECOMMENDED ACTION: Close the Public Hearing; approve the annexation; and approve first reading of the Ordinance.

CITY COUNCIL AGENDA

13. Snap-It Ad Hoc Task Force.

RECOMMENDED ACTION: Adopt the Resolution.

14. Board/Commission Appointments.

RECOMMENDED ACTION: Make the appointments.

15. Proclamations.

RECOMMENDED ACTION: Authorize issuance of the Proclamations.

CONSENT AGENDA

16. Report of the Board of Bids and Contracts Dated January 10, 2000.

RECOMMENDED ACTION: Receive and file the report; approve the Contracts and authorize the necessary signatures.

17. Applications for Licenses to Retail Cereal Malt Beverages:

<u>Renewal</u>	<u>2000</u>	<u>(Consumption on Premises)</u>
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Vernon J. Blasi	Blasi Tire Center, Inc.	11209 West 54 HWY
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(Consumption off Premises)

Kahns, Dwayne	Sunrise Amoco	6327 East 13 th Street
Pat Edwards	Sav-A-Trip, Inc. #29	11931 West Central

*General/Restaurant -- 50% or more of gross receipts derived from sale of food.

RECOMMENDED ACTION: Approve the licenses subject to Staff review and approval.

18. Plans and Specifications.

- a. 55th Street South Bridge over Big Slough - east of Broadway, at 55th Street South. (87 N-0123-01/472-83041/448-83381/468-83056/715678/635605/621326/240086/769665/533243) Traffic to be maintained during construction using flagpersons and barricades. City Council approval date: 1/11/2000 (District IV)

RECOMMENDED ACTION: Approve the Plans and Specifications and instruct the City Clerk to advertise for bids to be submitted to the Board of Bids and Contracts by 10:00 a.m., February 18, 2000.

19. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted to the Board of Bids.

20. Dedication.

Dedication dated August 2, 1999, from Clifford A. Nies for a tract of land in the southwest quarter of section 33, township 27 south, range 2 east of the 6th P.M., Sedgwick County, Kansas. (Pawnee - Oak Knoll to Webb - OCA 706782) (no cost to City)

RECOMMENDED ACTION: Receive and file.

21. Minutes of Advisory Boards/Commissions:

Board of Park Commissioners, 11-8-99
Board of Park Commissioners, 12-20-99
CPO Northeast Council 1, 12-13-99
CPO East Council 2, 12-13-99
CPO Southeast Council 3, 12-9-99
CPO Southwest Council 4, 12-9-99
CPO Northwest Council 5, 12-15-99
CPO North Central Council 6, 12-15-99
Deferred Compensation Board of Trustees, 12-9-99
Metropolitan Area Planning Commission (MAPC), 10-28-99
Wichita Employees' Retirement System, 11-17-99

RECOMMENDED ACTION: Receive and file.

22. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve the street closures/uses.

23. Amendment to Stagehand Agreement - Century II.

RECOMMENDED ACTION: Approve the Agreement Amendment and authorize the necessary signatures.

23a. Contract - Teen Center, Inc.

RECOMMENDED ACTION: Approve the Contract and authorize the necessary signatures.

24. Eaton Place Loans. (District VI)

RECOMMENDED ACTION: Reaffirm existing loan agreement.

25. Purchase Option - Sharpline Converting, Inc. (District V)

RECOMMENDED ACTION: Adopt the Resolution and authorize the necessary signatures.

26. 2000/2001 Park Capital Improvement Program.

RECOMMENDED ACTION: Approve the project; adopt the Resolution; and authorize the Staff and Selection Committee to select design architect/engineers; and approve State Federal Agreements and authorize the necessary signatures

27. Northeast Maintenance Substation Site Modifications, 33rd Street North and Hillside. (District II)

RECOMMENDED ACTION: Approve Phase II construction and first reading of the Ordinance.

28. Seneca Street Improvement, Douglas to McLean Boulevard. (District IV)

RECOMMENDED ACTION: Approve the project and first reading of the Ordinance.

29. 2000 Bridge Improvement Program. (Districts I, II, III, V, and VI)

RECOMMENDED ACTION: Approve the project and first reading of the Ordinance; and approve State and Federal Agreements and authorize the necessary signatures

30. Amending Resolution: Auburn Hills Golf Course. (District V)

RECOMMENDED ACTION: Adopt the Resolution.

31. 1999 Year-End Budget Adjustments.

RECOMMENDED ACTION: Approve the budget adjustments.

32. Second Reading Ordinances: (First read January 4, 2000).

a. Amending Ordinance: Central Avenue Improvement - I-235 to West Street. (Districts IV and V)

An Ordinance amending Ordinance No. 43-976 of the City of Wichita, Kansas, declaring Central Avenue from the I-235 Freeway to West Street (472-83014) to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of the same.

b. Citizen Participation Organization (Repealing Chapter 2.60).

An Ordinance abolishing the Citizen Participation Organization and repealing Chapter 2.60 of the Code of the City of Wichita.

c. IRB - Execution and Delivery of First Amendment to the Lease (Coleman Company, Inc.).

An Ordinance authorizing execution and delivery of first amendment to lease – Coleman Company, Inc.

RECOMMENDED ACTION: Adopt the Ordinances.

PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

33. Z-3345 - Zone Change from SF-6 Single-Family Residential to GC General Commercial, Located North of 47th Street South and West of Broadway. (District IV)

MAPC Recommendation: Approve subject to Platting within one year and the additional provision of a Protective Overlay district.

Item #33 Co0ntinued

Staff Recommendation: Approve subject to Platting within one year and the additional provision of a Protective Overlay district.

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the zone change subject to the conditions of a Protective Overlay and of Platting; forward Ordinance for first reading when Plat is forwarded to the City Council; OR

Return the application to the MAPC for reconsideration.

- *34. Z-3346 - Zone Change from LC Limited Commercial, B Multi-Family Residential and SF-6 Single-Family Residential to GO General Office; AND DP-201 Amendment #4 to Wilson Estates Residential C.U.P., Located South of 21st Street North and West of Webb Road. (District IV)

MAPC Recommendation: Approve subject to conditions.

Staff Recommendation: Approve subject to conditions.

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the zone change and C.U.P. amendment subject to the recommended conditions and Platting; forward the Ordinance for first reading when the Plat is forwarded to the City Council; OR

Return the application to the MAPC for reconsideration.

- *35. Z-3347 - Zone Change from SF-6 Single-Family Residential District to LC Limited Commercial District; AND DP-200 Amendment #1 to Wilson Property N.E. Commercial C.U.P., Located on the Southwest Corner of 21st Street North and Webb Road. (District II)

MAPC Recommendation: Approve subject to conditions.

Staff Recommendation: Approve subject to conditions.

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the zone change and C.U.P. amendment subject to the recommended conditions and Platting; forward the Ordinance for first reading when the Plat is forwarded to the City Council; OR

Return the application to the MAPC for reconsideration.

- *36. Z-3348 - Zone Change from LC Limited Commercial and TF-3 Two-Family Residential; AND CU-550 - Conditional Use to Allow Outside Display, Located North of Kellogg Drive and West of Woodchuck 200 feet (8100 West Kellogg). (District V)

MAPC Recommendation: Approve subject to conditions.

Staff Recommendation: Approve CU subject to conditions; and approve expanded LC subject to condition of Protective Overlay.

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the zone change subject to the additional provision of a Protective Overlay; and the Conditional Use subject to conditions; and approve first reading of the Ordinance; OR

Return the application to the MAPC for reconsideration.

37. Z-3349 - Zone Change from MF-29 Multi-Family to LC Limited Commercial; AND CU-551 - Conditional Use to Permit a Car Wash, Located East of Meridian and South of Orient Boulevard. (District IV)

MAPC Recommendation: Approve subject to conditions.

Staff Recommendation: Approve subject to conditions.

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the zone change and conditional use, subject to recommended conditions; and approve first reading of the Ordinance; OR

Return the application to the MAPC for reconsideration.

- *38. PUD-11 - Sedgwick County Capital Project Department Requests Planned Unit Development for Expansion and Redevelopment of Juvenile Correctional Facility, Located West of I-135 and South of Indianapolis and North of Morris. (District I)

MAPC Recommendation: Approve subject to conditions.

Staff Recommendation: Approve subject to conditions.

RECOMMENDED ACTION: Concur with the findings of the MAPC and approve the PUD, subject to recommended conditions; and forward the Ordinance for first reading when the Plat is forwarded to the City Council; OR

Return the application to the MAPC for reconsideration.

AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion

39. Bond Resolution, Lease and Related Documents - Issuance of Taxable Airport Special Facility Revenue Bonds - Cessna Aircraft Company.

Cessna Aircraft Company is requesting the issuance of \$12,700,000 Taxable Airport Special Facility Revenue Bonds, Series A 2000.

RECOMMENDED ACTION: Close the public hearing; approve the documents and adopt the Resolution; and authorize the necessary signatures.

Adjournment
